

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: WAUKON
Local Government Number: 03G015

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WAUKON URBAN RENEWAL	03001	21
WAUKON REEL CORE URBAN RENEWAL	03004	1

TIF Debt Outstanding: 5,794,860

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:		Amount of 07-01-2015 Cash Balance Restricted for LMI
	75,225	0
TIF Revenue:	0	
TIF Sp. Revenue Fund Interest:	602,581	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	602,581	

Rebate Expenditures:	65,074
Non-Rebate Expenditures:	506,202
Returned to County Treasurer:	0
Total Expenditures:	571,276

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:		Amount of 06-30-2016 Cash Balance Restricted for LMI
	106,530	0

**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 5,117,054**

Urban Renewal Area Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL
 UR Area Number: 03001

UR Area Creation Date: 12/1990

UR Area Purpose: To promote the welfare of city residents through economic development and blight removal, including the acquisition and development of commercial and industrial sites to create new jobs and tax base and the construction of public improvements.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WAUKON CITY/ALLAMAKEE SCH/WAUKON TIF INCREM	03053	03054	21,183,472
WAUKON CITY AG/ALLAMAKEE SCH/WAUKON TIF INCREM	03055	03056	0
WAUKON CITY/ALLAMAKEE SCH/WAUKON TIF AMENDMENT 1996 INCREM	03064	03065	0
WAUKON CITY AG/ALLAMAKEE SCH/WAUKON TIF AMENDMENT 1996 INCREM	03066	03067	0
WAUKON CITY/ALLAMAKEE SCH/WAUKON 1997 TIF AMEND INCREM	03068	03069	0
WAUKON CITY AG/ALLAMAKEE SCH/WAUKON TIF AMENDMENT 1997 INCREM	03070	03071	0
WAUKON CITY/ALLAMAKEE SCH/WAUKON UR AMENDMENT (1998) INCREM	03075	03074	0
WAUKON CITY/ALLAMAKEE SCH/WAUKON SE UR RENEWAL AREA AMEND 2001 INCREM	03076	03077	0
WAUKON CITY AG/ALLAMAKEE SCH/WAUKON SE UR RENEWAL AREA AMEND 2001 INCREM	03078	03079	0
WAUKON CITY/ALLAMAKEE SCHOOL//SE UR AREA 2006 ADDITION INCR	03093	03094	0
WAUKON CITY AG/ALLAMAKEE SCHOOL//SE UR AREA 2006 ADDITION INCR	03095	03096	0
WAUKON CITY/ALLAMAKEE SCHOOL/WAUKON AMEND 2008 TIF INCREM	03099	03100	0
WAUKON CITY AG/ALLAMAKEE SCHOOL/WAUKON 1ST AMEND 2010 TIF INCREM	03101	03102	0
WAUKON CITY/ALLAMAKEE SCHOOL/WAUKON 2ND AMEND 2010 TIF INCREM	03103	03104	0
WAUKON CITY AG/ALLAMAKEE SCHOOL/WAUKON 2ND AMEND 2010 TIF INCREM	03105	03106	0
WAUKON CITY/ALLAMAKEE SCHOOL/WAUKON 3RD AMEND 2010 TIF INCREM	03107	03108	0
WAUKON CITY AG/ALLAMAKEE SCHOOL/WAUKON 3RD AMEND 2010 TIF INCREM	03109	03110	0
WAUKON CITY/ALLAMAKEE SCH/WAUKON 11TH AMEND LIBRARY TIF INCREM	03111	03112	0
WAUKON CITY/ALLAMAKEE SCH/WAUKON 2012 ADD TO SE URB RENEW AREA TIF INCREM	03113	03114	0
WAUKON CITY/EASTERN ALLAMAKEE SCH/WAUKON SE UR REN PLAN 15TH AMENDMENT TIF INCREM	03115	03116	0
WAUKON CITY AG/EASTERN ALLAMAKEE SCH/WAUKON SE UR REN PLAN 15TH AMENDMENT TIF INCREM	03117	03118	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	362,000	44,084,900	33,910,500	1,160,100	0	-143,886	79,373,614	0	79,373,614
Taxable	161,823	24,570,054	30,519,450	1,044,090	0	-143,886	56,151,531	0	56,151,531
Homestead Credits									289

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: 75,225 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 0

TIF Sp. Revenue Fund Interest:	602,581
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	602,581

Rebate Expenditures:	65,074
Non-Rebate Expenditures:	506,202
Returned to County Treasurer:	0
Total Expenditures:	571,276

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	106,530	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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Projects For WAUKON URBAN RENEWAL

Wellness Center

Description:	Construct Wellness Center / Community Center
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Gundersen Medical Clinic

Description:	Construct Medical Clinic
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

2011 9th St SW - Utilities

Description:	Refinanced Construction Utilities
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Sports Field Improvement

Description:	Construct sports complex
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

Innovative Ag - 1

Description:	Tax Rebate
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

2011 Sports Field

Description:	Purchase of land
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

C-Mart Property

Description:	Clean-up of property
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Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Fire Station

Description:	Construct new Fire Station
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

West Side Dev Project - Ph 2

Description:	Utilities for the West Side Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Aveka Loan Guaranty

Description:	Loan Guaranty for \$180,000 bag house
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Former Penney's Bldg

Description:	Re-roof Bldg
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Legal Fees - FY 2016

Description:	TIF District Legal Services
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For WAUKON URBAN RENEWAL

2006 G. O. Bonds - Wellness Ct

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	175,000
Interest:	91,980
Total:	266,980
Annual Appropriation?:	No
Date Incurred:	10/02/2006
FY of Last Payment:	2015

2005 G. O. Bonds - Clinic

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	801,561
Interest:	180,812
Total:	982,373
Annual Appropriation?:	No
Date Incurred:	05/20/2005
FY of Last Payment:	2025

2011 G. O. Bonds / Utilities

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	855,000
Interest:	312,694
Total:	1,167,694
Annual Appropriation?:	No
Date Incurred:	06/06/2011
FY of Last Payment:	2031

2011 G. O. Bonds / Sports Complex

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	110,000
Interest:	14,350
Total:	124,350
Annual Appropriation?:	No
Date Incurred:	06/06/2011
FY of Last Payment:	2031

Innovative Ag Tax Rebate -1

Debt/Obligation Type:	Rebates
Principal:	65,074
Interest:	0
Total:	65,074
Annual Appropriation?:	No
Date Incurred:	06/14/2010
FY of Last Payment:	2022

2014 - Fire Station - \$70,000 Loan

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	63,228
Interest:	10,010
Total:	73,238
Annual Appropriation?:	No
Date Incurred:	06/02/2014
FY of Last Payment:	2024

West Side Dev Project - Ph 2

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2015
FY of Last Payment:	2015

2014 - Fire Station \$320,000 Loan

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	263,999
Interest:	0
Total:	263,999
Annual Appropriation?:	No
Date Incurred:	06/02/2014
FY of Last Payment:	2024

2014 - Fire Station \$360,000 Loan

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	297,000
Interest:	0
Total:	297,000
Annual Appropriation?:	No
Date Incurred:	06/02/2014
FY of Last Payment:	2024

Fire Station (Letter of Credit)

Debt/Obligation Type:	Internal Loans
Principal:	1,440
Interest:	0
Total:	1,440
Annual Appropriation?:	No
Date Incurred:	06/02/2014
FY of Last Payment:	2024

Aveka - co-sign loan

Debt/Obligation Type:	TIF Revenue Bonds/Notes
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Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/20/2015
FY of Last Payment:	2020

2015 G.O. - Refunding of 2006 GO Wellness

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,225,000
Interest:	259,497
Total:	2,484,497
Annual Appropriation?:	No
Date Incurred:	10/20/2015
FY of Last Payment:	2026

Fire Station (Equalization Payment)

Debt/Obligation Type:	Internal Loans
Principal:	17,475
Interest:	0
Total:	17,475
Annual Appropriation?:	No
Date Incurred:	06/02/2014
FY of Last Payment:	2024

Former Penney's Bldg- re-roof

Debt/Obligation Type:	Internal Loans
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	No
Date Incurred:	09/23/2015
FY of Last Payment:	2015

Legal Fees - FY 2016

Debt/Obligation Type:	Internal Loans
Principal:	740
Interest:	0
Total:	740
Annual Appropriation?:	Yes
Date Incurred:	07/01/2015
FY of Last Payment:	2016

Non-Rebates For WAUKON URBAN RENEWAL

TIF Expenditure Amount:	266,980
Tied To Debt:	2006 G. O. Bonds - Wellness Ct
Tied To Project:	Wellness Center

TIF Expenditure Amount:	63,790
Tied To Debt:	2011 G. O. Bonds / Utilities
Tied To Project:	2011 9th St SW - Utilities

TIF Expenditure Amount:	12,845
Tied To Debt:	2011 G. O. Bonds / Sports Complex
Tied To Project:	Sports Field Improvement

TIF Expenditure Amount:	9,053
Tied To Debt:	2014 - Fire Station - \$70,000 Loan
Tied To Project:	Fire Station

TIF Expenditure Amount:	15,879
Tied To Debt:	West Side Dev Project - Ph 2
Tied To Project:	West Side Dev Project - Ph 2

TIF Expenditure Amount:	32,000
Tied To Debt:	2014 - Fire Station \$320,000 Loan
Tied To Project:	Fire Station

TIF Expenditure Amount:	36,000
Tied To Debt:	2014 - Fire Station \$360,000 Loan
Tied To Project:	Fire Station

TIF Expenditure Amount:	1,440
Tied To Debt:	Fire Station (Letter of Credit)
Tied To Project:	Fire Station

TIF Expenditure Amount:	17,475
Tied To Debt:	Fire Station (Equalization Payment)
Tied To Project:	Fire Station

TIF Expenditure Amount:	50,000
Tied To Debt:	Former Penney's Bldg- re-roof
Tied To Project:	Former Penney's Bldg

TIF Expenditure Amount:	740
Tied To Debt:	Legal Fees - FY 2016
Tied To Project:	Legal Fees - FY 2016

Rebates For WAUKON URBAN RENEWAL

Innovative Ag

TIF Expenditure Amount:	65,074
Rebate Paid To:	Innovative Ag
Tied To Debt:	Innovative Ag Tax Rebate -1
Tied To Project:	Innovative Ag - 1
Projected Final FY of Rebate:	2022

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCH/WAUKON TIF INCREM
 TIF Taxing District Inc. Number: 03054

TIF Taxing District Base Year:	1986	UR Designation	
FY TIF Revenue First Received:	1992	Slum	No
Subject to a Statutory end date?	No	Blighted	12/1990
		Economic Development	12/1990

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	28,359,700	15,294,500	860,000	0	-96,304	44,417,896	0	44,417,896
Taxable	0	15,805,851	13,765,050	774,000	0	-96,304	30,248,597	0	30,248,597
Homestead Credits									173

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	12,963,636	30,248,597	21,183,472	9,065,125	256,715

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY AG/ALLAMAKEE SCH/WAUKON TIF INCREM
 TIF Taxing District Inc. Number: 03056

TIF Taxing District Base Year:	1986	UR Designation	
FY TIF Revenue First Received:	1992	Slum	No
Subject to a Statutory end date?	No	Blighted	12/1990
		Economic Development	12/1990

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	61,100	0	0	0	0	0	61,100	0	61,100
Taxable	27,314	0	0	0	0	0	27,314	0	27,314
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	36,846	24,254	0	24,254	492

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCH/WAUKON TIF AMENDMENT 1996 INCREM
TIF Taxing District Inc. Number:	03065
TIF Taxing District Base Year:	1996
FY TIF Revenue First Received:	1998
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2017

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1996

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	274,000	5,595,900	179,600	0	-6,838	6,042,662	0	6,042,662
Taxable	0	152,710	5,036,310	161,640	0	-6,838	5,343,822	0	5,343,822
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	413,590	5,343,822	0	5,343,822	151,332

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY AG/ALLAMAKEE SCH/WAUKON TIF AMENDMENT 1996 INCREM
TIF Taxing District Inc. Number:	03067
TIF Taxing District Base Year:	1996
FY TIF Revenue First Received:	1998
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2017

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1996

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	132,300	0	0	0	0	0	132,300	0	132,300
Taxable	59,142	0	0	0	0	0	59,142	0	59,142
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	72,000	59,142	0	59,142	1,201

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCH/WAUKON 1997 TIF AMEND INCREM
 TIF Taxing District Inc. Number: 03069
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1997

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,822,600	0	0	0	0	1,822,600	0	1,822,600
Taxable	0	1,015,799	0	0	0	0	1,015,799	0	1,015,799
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,852	1,015,799	0	1,015,799	28,766

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY AG/ALLAMAKEE SCH/WAUKON TIF AMENDMENT 1997 INCREM
 TIF Taxing District Inc. Number: 03071
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1997

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	48,700	0	0	0	0	0	48,700	0	48,700
Taxable	21,769	0	0	0	0	0	21,769	0	21,769
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	24,690	21,769	0	21,769	442

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCH/WAUKON UR AMENDMENT (1998) INCREM
TIF Taxing District Inc. Number:	03074
TIF Taxing District Base Year:	1998
FY TIF Revenue First Received:	2000
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2019

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1998

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCH/WAUKON SE UR RENEWAL AREA AMEND 2001 INCREM
TIF Taxing District Inc. Number:	03077
TIF Taxing District Base Year:	2001
FY TIF Revenue First Received:	2003
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2022

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	106,800	0	0	0	106,800	0	106,800
Taxable	0	0	96,120	0	0	0	96,120	0	96,120
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	25,970	80,830	0	80,830	2,289

FY 2016 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY AG/ALLAMAKEE SCH/WAUKON SE UR RENEWAL AREA
AMEND 2001 INCREM	
TIF Taxing District Inc. Number:	03079
TIF Taxing District Base Year:	2001
FY TIF Revenue First Received:	2003
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2022

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2001

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	92,800	0	0	0	0	0	92,800	0	92,800
Taxable	41,484	0	0	0	0	0	41,484	0	41,484
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	44,580	41,484	0	41,484	842

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCHOOL//SE UR AREA 2006 ADDITION INCR
TIF Taxing District Inc. Number:	03094
TIF Taxing District Base Year:	2005
FY TIF Revenue First Received:	2008
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2006

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	13,579,900	9,465,200	120,500	0	-38,892	23,126,708	0	23,126,708
Taxable	0	7,568,552	8,518,680	108,450	0	-38,892	16,156,790	0	16,156,790
Homestead Credits									107

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	19,690,348	3,475,252	0	3,475,252	98,416

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY AG/ALLAMAKEE SCHOOL//SE UR AREA 2006 ADDITION INCR
TIF Taxing District Inc. Number:	03096
TIF Taxing District Base Year:	2005
FY TIF Revenue First Received:	2008
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2006

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCHOOL/WAUKON AMEND 2008 TIF INCREM
TIF Taxing District Inc. Number:	03100
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2029

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2008

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	24,700	0	0	-1,852	22,848	0	22,848
Taxable	0	0	22,230	0	0	-1,852	20,378	0	20,378
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	24,700	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY AG/ALLAMAKEE SCHOOL/WAUKON 1ST AMEND 2010 TIF INCREM
 TIF Taxing District Inc. Number: 03102
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2010

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCHOOL/WAUKON 2ND AMEND 2010 TIF INCREM
 TIF Taxing District Inc. Number: 03104
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2010

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,423,400	0	0	0	3,423,400	0	3,423,400
Taxable	0	0	3,081,060	0	0	0	3,081,060	0	3,081,060
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	24,900	3,081,060	0	3,081,060	87,253

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY AG/ALLAMAKEE SCHOOL/WAUKON 2ND AMEND 2010 TIF INCREM
TIF Taxing District Inc. Number:	03106
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2010

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCHOOL/WAUKON 3RD AMEND 2010 TIF INCREM
TIF Taxing District Inc. Number:	03108
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2010

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	0	0	0	0

FY 2016 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY AG/ALLAMAKEE SCHOOL/WAUKON 3RD AMEND 2010 TIF INCREM
TIF Taxing District Inc. Number:	03110
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2010

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	600	0	0	0	0	0	600	0	600
Taxable	268	0	0	0	0	0	268	0	268
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	200	268	0	268	6

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCH/WAUKON 11TH AMEND LIBRARAY TIF INCREM
TIF Taxing District Inc. Number:	03112
TIF Taxing District Base Year:	2011
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	0	0	0	0

FY 2016 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCH/WAUKON 2012 ADD TO SE URB RENEW
AREA TIF INCREM	
TIF Taxing District Inc. Number:	03114
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/EASTERN ALLAMAKEE SCH/WAUKONC SE UR REN PLAN
15TH AMENDMENT TIF INCREM	
TIF Taxing District Inc. Number:	03116
TIF Taxing District Base Year:	2014
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	48,700	0	0	0	0	48,700	0	48,700
Taxable	0	27,142	0	0	0	0	27,142	0	27,142
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	48,700	0	0	0	0

FY 2016 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY AG/EASTERN ALLAMAKEE SCH/WAUKON SE UR REN PLAN
 15TH AMENDMENT TIF INCREM
 TIF Taxing District Inc. Number: 03118
 TIF Taxing District Base Year: 2014
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	26,500	0	0	0	0	0	26,500	0	26,500
Taxable	11,846	0	0	0	0	0	11,846	0	11,846
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	26,500	0	0	0	0

FY 2016 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON REEL CORE URBAN RENEWAL
 UR Area Number: 03004
 UR Area Creation Date: 05/1993

UR Area Purpose: To promote the health, safety and general welfare of the residents of the City of Waukon through job creation and tax base development in Quandahl Industrial Park.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WAUKON CITY/ALLAMAKEE SCHOOL/REEL CORE TIF INCREM	03057	03058	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	211,200	2,910,700	0	0	3,121,900	0	3,121,900
Taxable	0	0	190,080	2,619,630	0	0	2,809,710	0	2,809,710
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0
Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: 0 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON REEL CORE URBAN RENEWAL (03004)
 TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCHOOL/REEL CORE TIF INCREM
 TIF Taxing District Inc. Number: 03058

TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1993

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	211,200	2,910,700	0	0	3,121,900	0	3,121,900
Taxable	0	0	190,080	2,619,630	0	0	2,809,710	0	2,809,710
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	406,100	2,715,800	0	2,715,800	76,909

FY 2016 TIF Revenue Received: 0